

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Lowell**

State: **MA**

PJ's Total HOME Allocation Received: **\$19,491,450**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	100.00 %	97.03 %	1	95.51 %	100	100	
% of Funds Disbursed	94.40 %	91.37 %	6	87.58 %	86	84	
Leveraging Ratio for Rental Activities	1.42	8.12	18	4.86	17	20	
% of Completed Rental Disbursements to All Rental Commitments***	93.31 %	92.03 %	8	82.17 %	53	46	
% of Completed CHDO Disbursements to All CHDO Reservations***	90.02 %	77.04 %	4	71.17 %	87	86	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	89.85 %	82.28 %	7	81.54 %	74	69	
% of 0-30% AMI Renters to All Renters***	64.62 %	51.41 %	6	45.68 %	85	82	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.77 %	97.73 %	13	96.19 %	45	45	
Overall Ranking:			In State:	9 / 19	Nationally:	74	76
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$27,986	\$28,079		\$27,510	325 Units	25.00 %	
Homebuyer Unit	\$9,269	\$16,372		\$15,239	827 Units	63.70 %	
Homeowner-Rehab Unit	\$22,675	\$15,631		\$20,932	106 Units	8.20 %	
TBRA Unit	\$2,551	\$4,114		\$3,121	41 Units	3.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lowell MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$53,158	\$87,349	\$26,266
\$154,133	\$104,976	\$23,754
\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	56.4	50.9	56.2	50.0	Single/Non-Elderly:	35.8	25.6	18.1	50.0
Black/African American:	6.5	9.3	13.3	0.0	Elderly:	22.4	3.3	19.0	0.0
Asian:	3.4	4.7	7.6	0.0	Related/Single Parent:	32.4	24.9	18.1	50.0
American Indian/Alaska Native:	0.3	2.7	0.0	0.0	Related/Two Parent:	6.9	42.0	41.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	2.5	3.6	1.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.6	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0					
Other Multi Racial:	0.3	0.1	0.0	0.0					
Asian/Pacific Islander:	2.2	8.1	4.8	0.0					
ETHNICITY:									
Hispanic	30.2	23.6	15.2	50.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	47.7	20.9	14.3	50.0	Section 8:	27.7	3.1 [#]		
2 Persons:	20.6	14.5	19.0	50.0	HOME TBRA:	3.7			
3 Persons:	16.2	22.5	23.8	0.0	Other:	41.4			
4 Persons:	6.2	19.7	21.0	0.0	No Assistance:	27.1			
5 Persons:	5.6	13.7	12.4	0.0					
6 Persons:	2.5	5.1	5.7	0.0					
7 Persons:	0.9	2.3	0.0	0.0					
8 or more Persons:	0.3	0.8	1.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				71

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lowell State: MA Group Rank: 74
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 76
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	93.31	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	90.02	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	98.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

